

# Enforcement Confidential

From: PLASTIC FORMS INC <vic.pfi@att.net>  
To: Kim Muratore/R9/USEPA/US@EPA, Kelly Manheimer/R9/USEPA/US@EPA, massey.michale@epa.gov  
Cc: vic.pfi@att.net  
Date: 04/05/2010 08:34 PM  
Subject: Re:

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To whom it may concern

We have received your Information Request Letter for VEM Properties, LLC located at 6868 Farmdale Avenue North Hollywood, CA 91605.

We purchased the property on the year 1998 and need to inform you that 4" thick soil, and cleanup reports phase I and phase II which was delivered to us before Escrow closing. In the mean time we contracted Jack Orswell Company (registered Environmental Assessor) for Environmental Assessment on said property. Please see attached report.

At 2009 Mr. Dixon A. Oriola Unit Chief Senior Engineering Geologist, SLIC II of The State Of California Environmental Agency came to said property and reviewed all the soil reports (4" thick) and called his office stating that he has never seen such a detailed report stating the phase II cleanup. I have attached Mr. Dixon's business card with this email.

Since the purchase date of this property we were in business of packaging and vacuumed forming at this location. The previous property owner prior to year 1998 conducted the plating business at this location.

Sincerely,

Vic Moradians

6/24/2010



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## JACK ORSWELL & ASSOCIATES, INC.

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Environmental Assessments  
Asbestos Surveys

October 16, 1997

Mr. Vic Moradians  
Plastic Form Inc.  
9775 Glenoaks Boulevard, Suite H  
Sun Valley, CA 91352

Re: 6868 & 6870 Farmdale Avenue  
North Hollywood, CA  
(File #97/062)

Dear Vic:

In regards to the property located at 6868 and 6870 Farmdale Avenue in North Hollywood, California, we have reviewed an Earth Technology (ET) Phase I Environmental Site Assessment report on the subject property dated August 28, 1992; an ET Phase II Environmental Site Assessment report dated June 10, 1994; a Remedial Action Corporation (RAC) Phase II Investigation report dated July 20, 1995; an RAC Additional Phase II Investigation report dated October 10, 1995; an RAC Closure Report on the site dated April 9, 1997; and an ET Asbestos Survey report dated August 12, 1992. The following comments are based on our review of the reports:

The ET and RAC reports are consistent with reports using current established professional standards for Phase I and Phase II Environmental Site Assessments. The Phase I report contained regulatory agency database information, a site inspection, and a review of the history of the property and surrounding area. According to the report, the site was a previous plating company, and stains and possible areas of contamination were observed during the site inspection. The ET report recommended obtaining soil sampling in the plating area, near the clarifier, in the waste storage area, and near the stained soil on the 6870 Farmdale property.

The ET Phase II report verified through soil samples that the soil in the plating area was contaminated with excessive levels of copper, and recommended the affected area be remediated.

The RAC report dated July 20, 1995 recommended further investigation of potential contamination problems which were not identified in the ET investigation. Additional soil samples were taken, which verified additional areas of contamination. The RAC report dated

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October 10, 1995 recommended excavating the contaminated soils areas, and conducting confirmation soil sampling to verify that all of the contaminated soil had been removed.

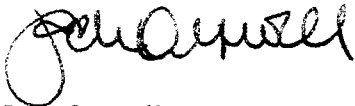
The RAC Closure report summarized the soil excavation and removal activities. Soil sampling conducted in the excavated areas verified all of the contaminated soil had been removed, and the excavated areas were backfilled and compacted. An abandoned underground tank was also removed from the site, and the area near the loading dock was cleaned and replaced. According to the report, all of the contaminated soil was taken to approved disposal sites, and no further remedial action was recommended for the site.

The ET Asbestos Survey report did not identify any asbestos containing materials inside the buildings, but did identify the roof sealing mastic and flashing material as containing asbestos. These materials were found to be in good condition, and removal of the materials was not recommended.

After reviewing the contents of the above reports, it appears they were prepared in accordance with established professional standards, all of the identified contamination problems have been addressed, and no further environmental studies are recommended for the site.

If you should have any questions concerning the any of the information or conclusions in this letter, please feel free to call me.

Sincerely,



Jack Orswell  
Registered Environmental Assessor

JO/dm



2009 INSPECTION



**STATE OF CALIFORNIA**

**Dixon A. Oriola**, Unit Chief  
Senior Engineering Geologist, SLIC II

Environmental Protection Agency  
Regional Water Quality Control Board  
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Los Angeles, CA 90013

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